



ANNANDALE ROAD, GREENWICH, LONDON, SE10
£650,000 SHARE OF FREEHOLD

WE ARE DELIGHTED TO OFFER THIS FABULOUS TWO BEDROOM SPLIT LEVEL CONVERSION FLAT THAT FORMS PART OF THIS LOVELY VICTORIAN TERRACED HOUSE, QUIETLY LOCATED IN EAST GREENWICH AND FEATURING A LARGE PRIVATE GARDEN. MEASURING AN IMPRESSIVE 993 SQ FT.

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DESCRIPTION:

We are delighted to offer this fabulous two bedroom split level conversion flat that forms part of this lovely Victorian terraced house, quietly located in East Greenwich and featuring a large private garden. Measuring an impressive 993 sq ft.

Offered to the market in fine decorative order throughout and found on the lower and hall floor, the accommodation briefly comprises a bright and large through reception room, with hard wood flooring, feature fireplace and double doors onto the garden. To the rear is a well fitted kitchen that features fitted white goods. Upstairs there are two good sized bedrooms, both with fitted wardrobes and a lovely family bathroom, that has both a bath and shower cubicle. Benefits include bespoke window shutters in the front reception and master bedroom, double glazing and gas central heating. The rear garden is such a prized asset and is part lawned, part paved with mature flower borders and a garden shed.

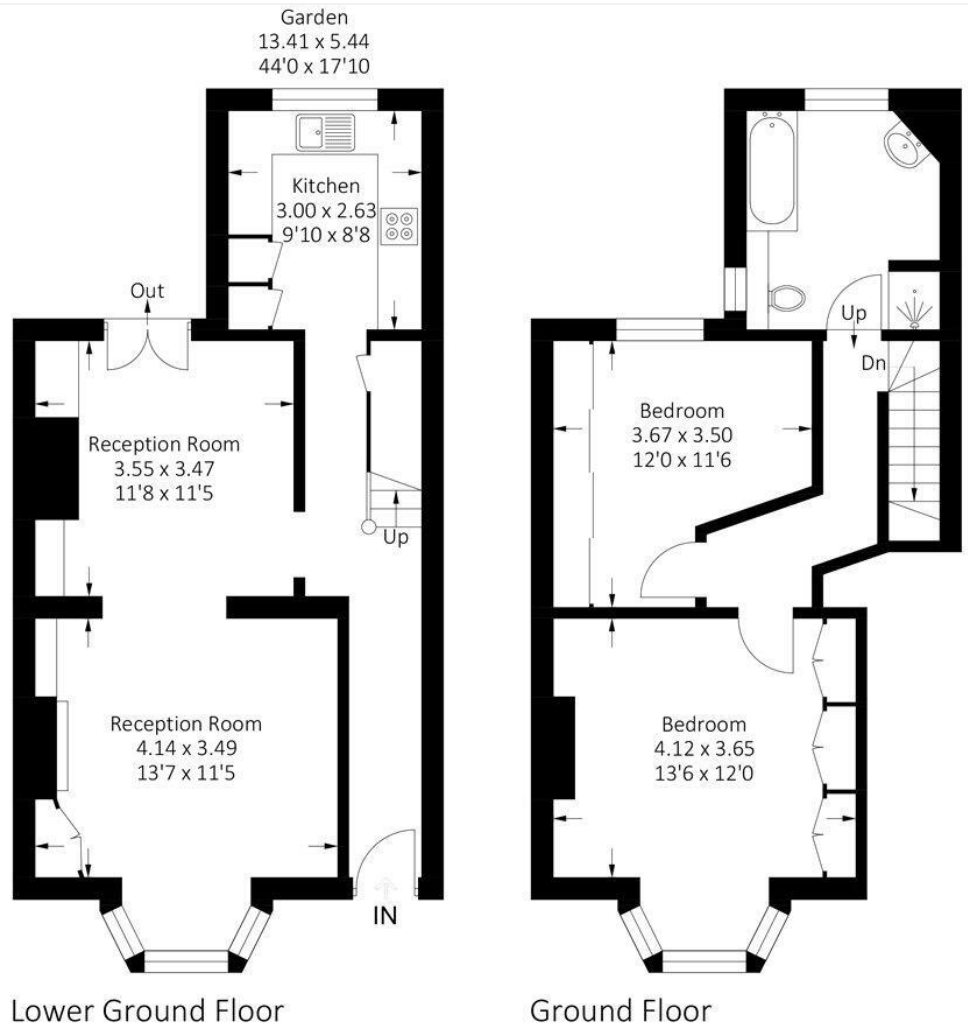
Annandale Road is certainly considered one of the best roads in Greenwich and is found just off Vanbrugh Hill. It's well located for quick access to either Maze Hill or Westcombe Park rail, plus is close to the Royal Park, with its Observatory. Greenwich Town centre is also close by, and offers a wide selection of shops and restaurants, along with DLR and riverboat service.

AT A GLANCE

- fabulous garden flat
- two bedrooms
- split level conversion
- lower ground and hall floor
- superb condition
- circa 993 sq ft
- large through reception room
- large private garden
- share of freehold
- popular and quiet road
- East Greenwich location







Approximate Gross Internal Area = 92.3 sq m / 993 sq ft

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 110 year

Service Charge: 50/50 split

Ground Rent: ZERO

Council Tax Band: TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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